

“Placerville, a Unique Historical Past Forging into a Golden Future”



City of Placerville Planning Commission
AGENDA

MEETING DATE: January 19, 2016
APPLICATION & NO: 209 Main Street – 2016 Major Change – Site Plan Review 76-05
PREPARED BY: Andrew Painter, City Planner

PROJECT DESCRIPTION: Request by the applicant for exterior alterations to an existing commercial restaurant building and site resulting in a major change to an approved Site Plan Review (SPR). Board and batten wood cladding would be added to each of the building’s masonry roof support piers and wall pilasters (four each along the north and south building elevations, two along west building elevation, ten total). Cladding consists of Douglas fir plywood and spruce battens. New fully shielded, wall mounted, exterior Lithonia Lighting fixtures would be installed under the roof eaves along the west, north and east elevations. Fixtures would be mounted with light directed toward walkways, the north patio area and for accent purposes in darker areas. A new six feet (6’) in height cedar plank fence would be installed along the northeast portion of the site’s eastern property boundary with the City’s Fox Lot. The cedar fence would span approximately fifty feet (50’) in length. It would provide privacy, vehicle headlight screening, and to impede pedestrian foot traffic across the northern portion of the site during business closure hours. **Attachment A** contains the application request and supplemental information.

PROJECT DATA:

Request Applicant: Jack Russell Restaurant and Bar
Property Owner: Puthuff Family Partnership
Project Location: 209 Main Street, Placerville
Assessor Parcel No.: 001-201-15
Parcel Area: 0.58 acres
General Plan Land Use: Central Business District
Zoning: CBD (Central Business District)
Existing Land Use: Vacant restaurant / eating and drinking establishment
Adjacent Zoning & Land Use: Parcels located west and south of the site are zoned CBD. These contain commercial structures and uses. Northwest and adjacent to the site is approximately 3,350 sq. ft. of land area leased by the applicant from the City (City Council Res. 8372) for use as commercial parking and signage area (pole sign) for the restaurant use. North of the site is US Highway 50. Adjoining the site to the east is Fox Lot, a City municipal parking lot. See **Figure 1**.

Northwest is the City’s Constitution Railroad Plaza. Within the Plaza is a caboose that in 1991 was declared under City Council Resolution 5362 as a significant historical structure.

Environmental Determination: Categorical Exemption per Section 15301(a) of the CEQA Guidelines

Applicable Regulations: Placerville Zoning Ordinance: Section 10-4-9: Site Plan Review

Summary Recommendation: Conditional Approval

Regulating Agencies: City of Placerville Planning Commission – SPR approval; City of Placerville Building Division – Building permits

Figure 1.



SITE DEVELOPMENT HISTORY:

Figure 2.

<u>Year</u>	<u>Development</u>
1976	Demolition of block building containing the former Greg Onesi Volkswagen dealership; SPR 76-05 approved by Planning Commission for new VIP's Restaurant and site improvements (parking, signs, lighting, landscaping).
1985	Remodel for restaurant occupant, Bob's Big Boy Restaurant;
1993	Interior remodel for restaurant occupant, Carrow's Restaurant;
2015	April: Carrow's Restaurant closed; November: Interior remodel / tenant improvement permit issued for new restaurant occupant, Jack Russell Restaurant and Bar. Remodel work is ongoing;
2016	January: Application for Major Change request to SPR 76-05 submitted for Planning Commission consideration.

SITE PLAN REVIEW: The requested exterior improvements would alter the appearance of approved SPR 76-05. These alterations were classified by Staff as a *major change* to SPR 76-05. Per Section 10-4-9(P) of the Site Plan Review Zoning Ordinance, a major change to an approved SPR may only be approved by the Planning Commission during a public hearing.

The Commission is required to consider the criteria provided under subsection (G) of the Site Plan Review Ordinance before it may approve, approve with conditions, or disapprove a Site Plan Review application, including a request for a major change to an approved SPR. The following criteria appear relevant to the exterior site and building alterations.

Section 10-4-9(G)3(l): Exterior Lighting: Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design, color and brilliance.

Section 10-4-9(G)3(n): Landscape Maintenance: All vegetation and landscaping shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight, or disease, and such vegetation or those that show signs of such damage or injury at any time shall be replaced by the same, similar or substitute vegetation of a size, form and character, which will be comparable at full growth. Landscapes shall be maintained to ensure water use efficiency. A landscaping maintenance agreement between the applicant and the City shall be required to ensure the ongoing maintenance of landscaping. Irrigation systems shall be properly maintained to prevent water waste from leaving landscape due to low head drainage, overspray, or other similar conditions where water flows onto adjacent

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property, non-irrigated areas, walks, roadways, parking lots, or structures. Repair of all irrigation equipment shall be done with the originally installed components or equivalents.

Section 10-4-9(G)3(r): Bikes: Bicycle racks and bikeways, when appropriate, shall be provided.

Section 10-4-9(G)4(c): Materials shall be of durable quality, and shall be selected for harmony of the building with surrounding buildings. In any design in which the structural frame is exposed to view, the structural materials shall meet the other criteria for materials.

Section 10-4-9(G)4(g): Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.

Section 10-4-9(G)4(j): The architectural style which should be appropriate for the project in question, and the form and roof type of commercial buildings shall not, without Planning Commission approval, reflect a standardized basic architectural style which is similar to other such projects constructed through related contractual or other agreements statewide or nationally. It is not the intent of this Section to establish any particular architectural style.

EXTERIOR LIGHTING REGULATIONS: Section 10-4-16 of the Zoning Ordinance contains the City's Exterior Lighting Regulations. The stated purpose of these regulations is to balance the safety and security needs for lighting with the City's desire to preserve nighttime skyline and to ensure that light trespass and glare have a negligible impact on surrounding properties.

Subsection (E) of Section 10-4-16 specifies outdoor lighting standards. New exterior lighting must have full shielding to reduce glare and light trespass beyond the property line. Minimum fixture illumination levels for walkways and sidewalks shall not be less than 0.5 foot-candles measured at the ground level. In addition, light intensity levels at property boundaries shall not exceed 0.3 foot-candles. Fixtures used must be energy efficient.

GENERAL PLAN GOALS AND POLICIES: The City's Community Design Section of its 1990 General Plan contains a goal two policies relative to the protection of the visual character of downtown Placerville. There are:

Goal B: To protect and upgrade the visual and historical character of downtown.

Policy 2. The City shall promote the enhancement of commercial buildings and properties.

Policy 5. The City shall encourage the visual improvement of buildings as seen from Highway 50.

STAFF ANALYSIS:

Building Masonry Treatment

Proposed board and batten wood cladding upgrades the visual appearance of the commercial building. Wood material treatment chosen provides a sense of warmth to the building from the

public realm. Materials appear to be of durable quality. Their use along the south, west and north elevations provide site continuity.

Fence

Proposed cedar fence and support materials appear durable. The wood material appears to compliment the proposed wood cladding of the site masonry. Privacy screening and shielding are expected to enhance patron and employee use of the north end of the site for future outdoor seating.

Exterior Lighting

Proposed wall-mounted exterior lighting fixtures are of contemporary design. Fixtures are compact in size. Dimensions are 7 ½” in width, 8” in height and a depth of 3”. Manufacturer’s cut sheet provided by the applicant indicates the fixture would have a dark bronze color, is fully shielded, and is highly energy efficient using LED (light emitting diode) light source technology.

Mounting locations along the restaurant building’s exterior would be beneath the roof eaves, further shielding their appearance. Mounting height would be twelve feet (12’) above grade along the north elevation, and approximately ten feet (10’) above grade along the west and east elevations. Fixture locations are marked with an “X” on the submitted ceiling plan. Photometric diagrams provided by the applicant indicate that light intensity at ground level would be approximately 1.0 foot-candle. Light intensity at the property boundary would be less than 0.2 foot-candles.

The contemporary design of the light fixtures appears consistent with the contemporary nature of the mid-1970s building architecture. Mounting locations under roof eaves minimize their visual appearance. Proposed fixtures meet City Code exterior lighting regulations.

Other Site Features

During the 1976 SPR approval process, the location of landscaped areas for the site was included with other site improvements. Back then the current SPR requirements to provide a site, size and species specific landscape plan and irrigation plan for Commission consideration, and the recordation of a landscape maintenance agreement were not required as they are today. Staff conversations with the restaurant operator and a representative of the property owner revealed that a potential future phase of restaurant and site improvement may involve modifications to the Main Street landscape area. This potential improvement is expected to trigger Planning Commission review under a Major Change to SPR 76-05 where the requirement for landscape and irrigation plan submittal and maintenance agreement would be addressed.

Bicycle Accommodations

The site does not contain accommodations for bicycle users. A restaurant / eating and drinking establishment use is a use that would benefit from a bike rack amenity for patrons. Consistent with the Commission’s 2015 approval of the Outbreak Brewing Co. Site Plan Review 15-04 for 640 Main Street, and Section 10-4-9(G)3(r) of the Zoning Ordinance, staff recommends a project condition requirement that a bike rack be provided onsite.

SPR 76-05 Conditions of Approval in 1976

Conditions of record for SPR 76-05 were adopted in 1976 when the SPR was approved. The conditions are provided as **Figure 3**. City records and onsite inspection revealed that conditions 1 through 4 have been fully met. Condition Nos. 2 and 4 remain applicable to the onsite restaurant / eating and drinking establishment use.

Figure 3. SPR 76-05 Conditions of Approval from 1976

1. Construct handicap ramps from parking lot to interior sidewalks and into building.
2. The two parking spaces closest to the restaurant are to be handicapped spaces (12 feet wide, painted light blue, with handicap symbol).
3. Remove all existing gutters and sidewalks and replace with standard curb, gutter, and sidewalks as has been done at the City parking lot next door.
4. Electrical service to be underground.

Environmental Review

Staff has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to Section 15301(a) (existing structure) of the California Environmental Quality Act Guidelines, in that it involves minor alterations to an existing structure and site.

Conclusion

Proposed site and building alterations would enhance the site and existing commercial building, furthering the General Plan’s Community Design Section goal and policies and meeting applicable Site Plan Review Criteria as analyzed in this staff report.

RECOMMENDATION

- I. Adopt the Staff Report as part of the public record.
- II. Make the following findings:
 - A. The request involves minor alterations to an existing structure and site, therefore, is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301(a) of the CEQA Guidelines.
 - B. The commercial restaurant building at 209 Main Street was constructed after Planning Commission approval granted under SPR 76-05 in 1976.
 - C. The commercial restaurant building at 209 Main Street is not listed on the City Historic Resources Inventory, the State Register of Historic Resources, or the Federal Register of Historic Places.

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- D. The request as conditioned is consistent with Goal B of the General Plan's Community Design Section, and Zoning Ordinance Section 10-4-9(G)3 and 4, in that the visual quality and use of durable materials of proposed alterations, involving wood cladding, exterior lighting and the installation of fencing, will enhance the site and visually improve the commercial building as seen from SR 49 and US 50 that are adjacent to the site.
 - E. The minor alterations would have no significant adverse change to the caboose, a City designated historical structure located within the adjoining Constitution Railroad Plaza northwest of project site, in that the Major Change request is located entirely within the 209 Main Street site and would not demolish, destroy, relocate or alter the caboose.
 - F. Conditions of Approval Nos. 1 and 3 of the 1976 approval of SPR 76-05 have been met and are deemed no longer necessary.
- III. Conditionally approve the 2016 Major Change to Site Plan Review 76-05 involving the addition of wood cladding to each of the building's masonry roof support piers and wall pilasters; the installation of new exterior light fixtures; and, the addition of a new six (6) feet high wood fence for privacy/screening along the northeast portion of the site's eastern property boundary with the City's Fox Lot.

2016 Major Change - Site Plan Review 76-05 Conditions of Approval

1. Approval. Approval of 2016 Major Change - SPR 76-05, allows the addition of wood cladding to each of the building's masonry roof support piers and wall pilasters; the installation of new exterior light fixtures; and, the addition of a new six (6) feet high wood fence for privacy/screening along the northeast portion of the site's eastern property boundary with the City's Fox Lot. The project is approved as shown in Attachment A of staff's January 19, 2016 staff report, and as conditioned or modified below.
2. Project Location. The Project site is located at 209 Main Street; northeast corner of the intersection of Main Street, Pacific Street and Old Canal Street in the City of Placerville. APN: 001-201-15. SPR 76-05 as amended shall apply only to the project location and cannot be transferred to another parcel.
3. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.
4. Permit Expiration. The approval of the site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The planning commission may grant a one year extension for the

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project if the applicant makes such a request and pays a new fee prior to the expiration date. The planning commission shall consider any changes to this code or to the project when granting the extension.

5. Permits. The applicant shall obtain all necessary and appropriate permits for the project prior to occupancy, including but not limited to building and encroachment permits, and payment of all required fees.
6. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
7. Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.
8. Revisions. Any proposed change to the Project Description or conditions of approval shall submitted to the Development Services Department, Planning Division for determination of either a Major or Minor Change to approved the site plan, per Section 10-4-9(P) of City Code.
9. The two parking spaces closest to the restaurant are to be accessible to the disabled, dimensioned to meet California Building Code requirements.
10. Electrical service to be underground.
11. A bike rack shall be provided onsite for restaurant patrons. Bike rack design and location onsite shall be approved by Development Services Department staff.

Note: The decision by the Planning Commission is final unless the project or project conditions are appealed to the City Council within ten calendar days.

ATTACHMENTS:

- A. [Applicant Submittal Materials](#)